

# 1055 Fanshawe Park Road West

Planning and Environment Committee Meeting

Monday, April 25<sup>th</sup> 2022

# Site Context

**Figure 2 – Existing Building and Interface with Public Realm**



**Figure 3 – Existing Landscaping and Masonry Walls along Fanshawe Park Road West Frontage**



# Surrounding land uses

Figure 5 – Neighbourhood Land Uses

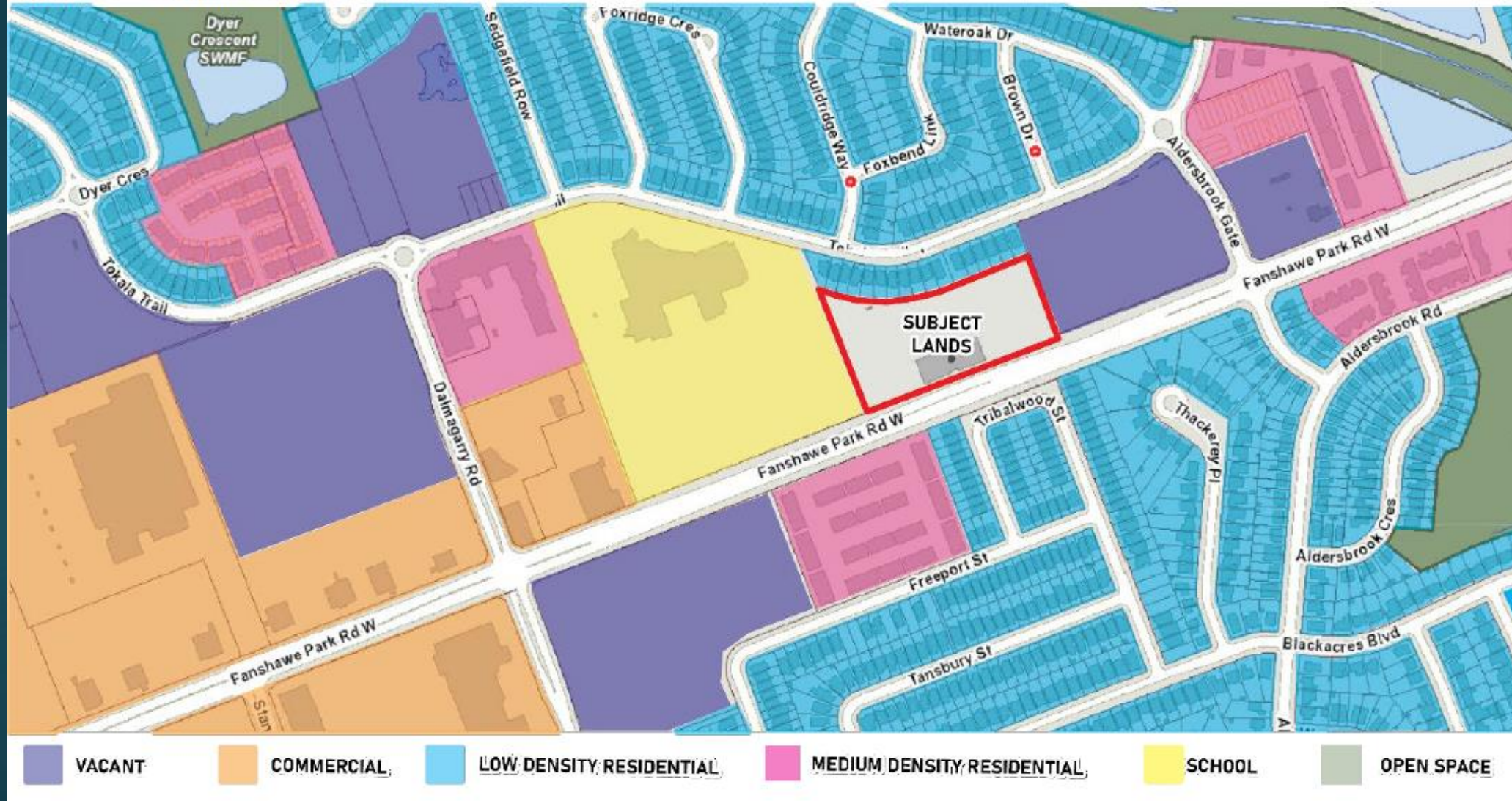
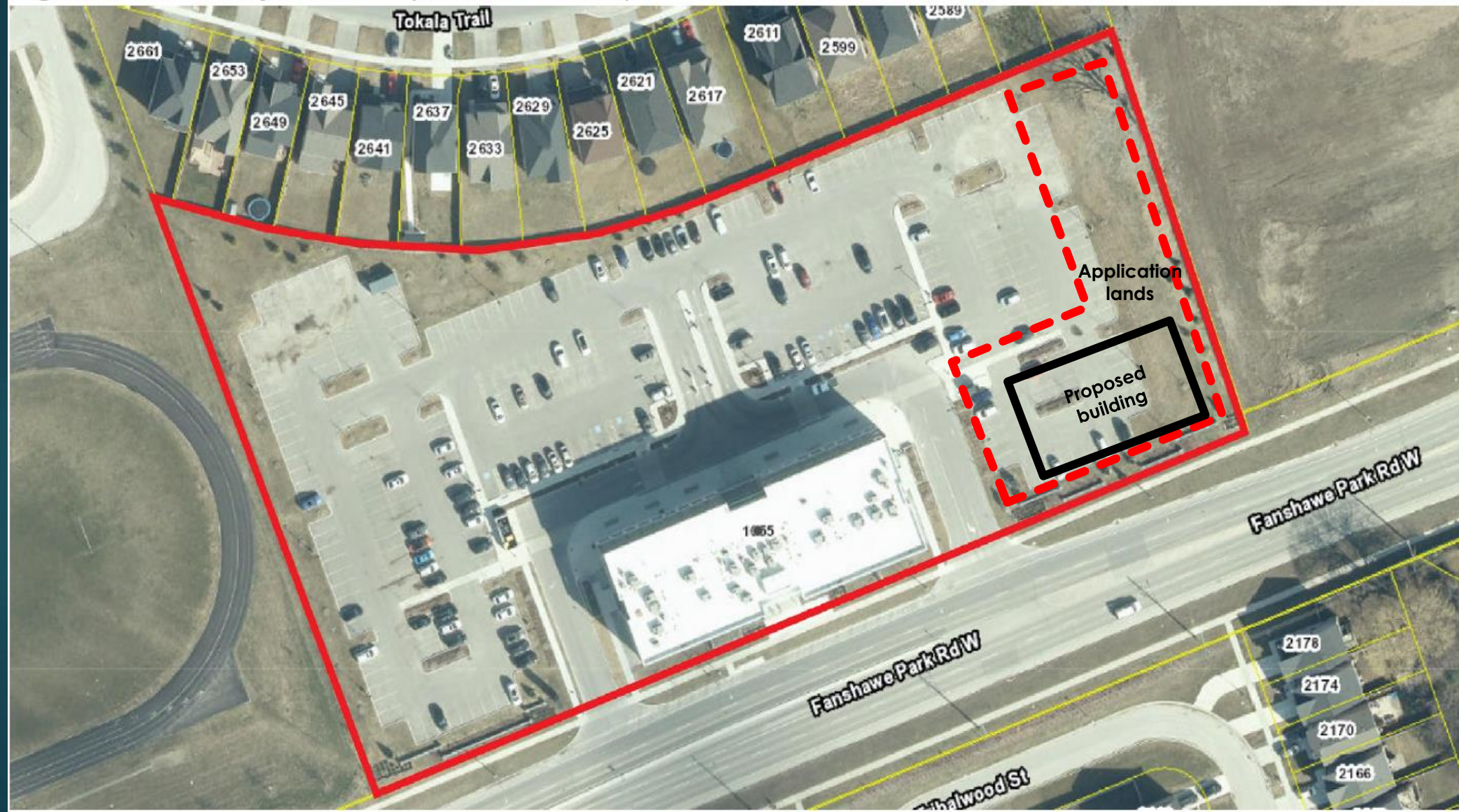
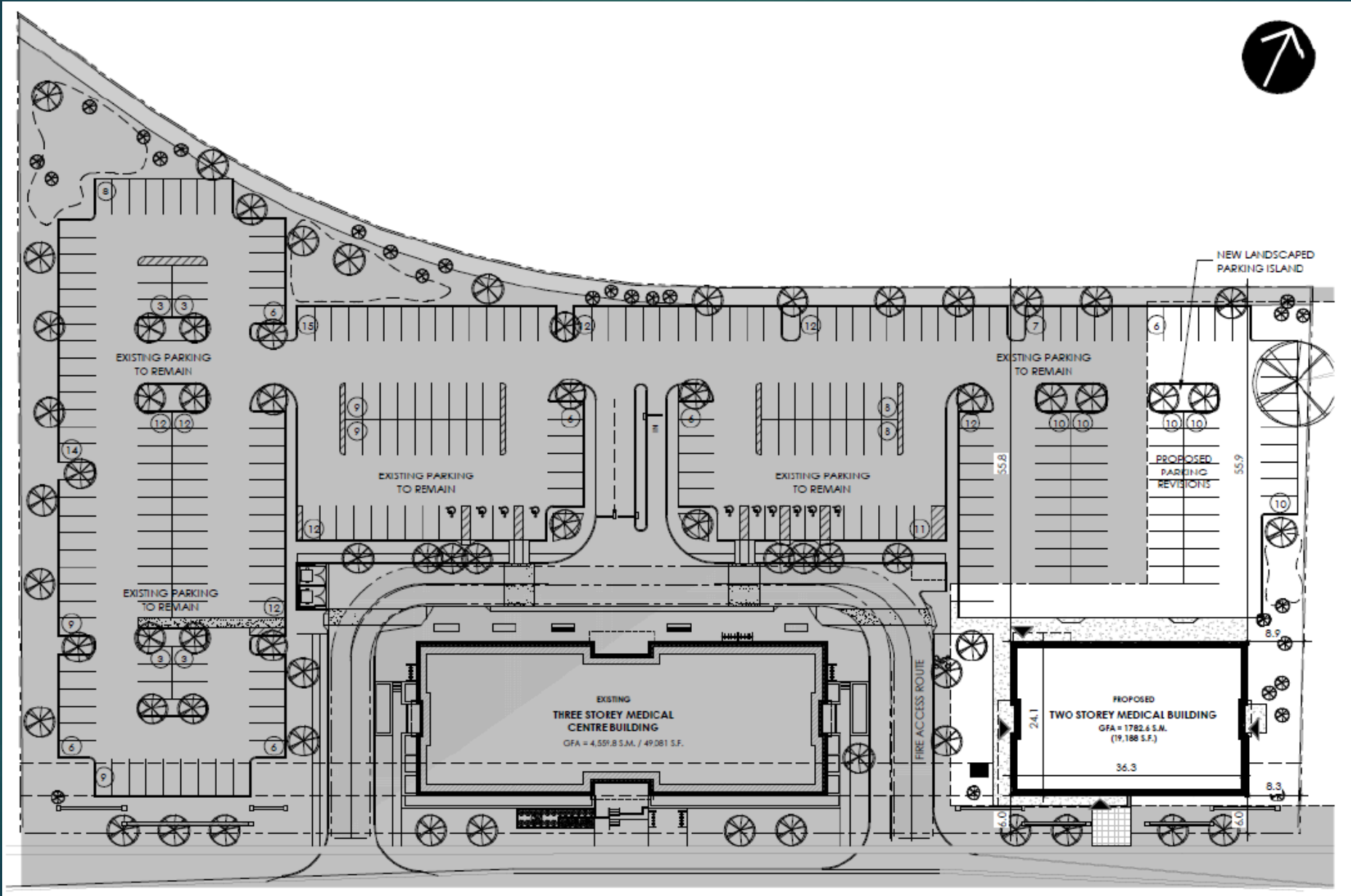


Figure 1 – The Subject Lands (Outlined in Red)



# Concept Site Plan



# Key Considerations

- The proposed development is in response to increased demand for additional medical/dental facilities in this area of the City of London and in our opinion is a natural extension to the existing permitted medical offices existing on the subject site.
- The new uses will be predominantly medical related, and will include space(s) for expanded family physicians (which are under serviced in London); expanded Rheumatology services and new Dermatology services.
- Modest parking reconfiguration works are proposed to the rear of the site at the easterly extent of the parking area, to accommodate the construction of 34 new parking spaces to replace the 31 parking spaces that are to be removed to accommodate the proposed building. The proposal is supported by a parking reduction justification prepared by Paradigm Transportation Solutions which City staff have reviewed and accepted based on the ITE Parking Rate.

- The proposed development seeks a revision to the existing specific area policy (i.e. Policy 1074), which permits the existing medical/dental office gross floor area maximum of 5,000 m<sup>2</sup>. The proposed development is in keeping with the purpose and intent of the broader plan and policy framework of The London Plan, particularly with the goals and objectives of the “Downtown” Place Type which speak to protecting the existing office environment in the Downtown and preserving these uses by restricting office development elsewhere in the City of London.
- The new offices would not compete with the Downtown for office space as the proposed “office uses” are specific to medical uses, and permitting the additional medical office gross floor area in this appropriate location will not prejudice the ability of other office uses from being located in the Downtown. Medical office uses are more appropriately located in convenient, neighbourhood settings within close proximity to large residential areas, providing opportunities for active transportation or automobile trips.
- The type of office uses that generally occupy purpose-built buildings in the Downtown are not permitted on the subject lands (e.g. professional office etc.), and as such, the proposed development does not directly compete with this office space.

- There is no change to the range of medical/dental office and related uses on the subject lands. These uses are already permitted and considered to be appropriate and compatible for their context. As such, there are no anticipated significant impacts on surrounding land uses. No objections have been received from the public.
- The proposed development is consistent with the 2020 Provincial Policy Statement as it promotes the efficient use of an underutilized site that is located centrally within a rapidly growing community in northwest London. The provision of a medical/dental office hub within close proximity to an increasingly populated residential area is a key contributor to healthy, liveable, and safe communities in the City. The proposed medical/dental building adds to the mix of medical/dental employment opportunities to those in the surrounding community, and further provides medical/dental services in a location that promotes a reduced number (and their length) of trips for individuals in the surrounding community to access health services/care, especially in with respect to reducing mobility barriers for persons with disabilities and/or older persons.



- The applications maintain the purpose and intent of the policies within the 1989 City of London Official Plan and the London Plan including a number of strategic objectives (e.g. planning for and promoting strong and consistent growth and a vibrant business environment; and planning to achieve a compact, contiguous pattern of growth, while sustaining, enhancing, and revitalizing our urban neighbourhoods) which do not speak against the proposed use of the lands for expanded medical/dental office uses.
- For the reasons outlined earlier, the proposed development will not unduly impact the Downtown.
- As such, the proposed Official Plan Amendment and the proposed Zoning By-Law Amendment represent good planning practice, is appropriate for the subject lands, and is in the public interest.